

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 2620 Golf course Ln
Charlotte, NC 28208

(Addendum)

Owner: Clara Roseboro
Owner Phone: Home: (704) 578-9643
Program(s): Lead Safe
Tested- NO LEAD
Safe Home FY 2018

Structure Type: Single Unit

Square Feet: 1130

Year Built: 1960

Property Value: 67700

Tax Parcel: 11708501

Census Tract:

Property Zone: Council District 3

Repair Category: 00.0 General Requirements

Description

Floor Room Exterior

Permits Required

GENERAL REQUIREMENTS Exterior

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: X =
Base Quantity Total Cost

Dumpster

GENERAL REQUIREMENTS Exterior

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: X =
Base Quantity Total Cost

Portable Toilet

GENERAL REQUIREMENTS Exterior

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: X =
Base Quantity Total Cost

Work Specification

Repair Category: 03.0 Foundation & Crawl Space

Description

Floor Room Exterior

Crawl Space Access Door

FOUNDATION/CRAWL SPACE

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp. (6.1)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 04.0 Exterior Carpentry & Wall Framing

Description

Floor Room Exterior

Prep & Paint Exterior Surfaces

EXTERIOR Exterior

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

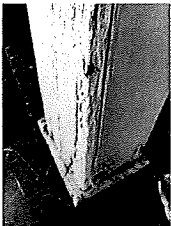


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Replace/ Refasten Any Loose/ Missing Or Decayed Exterior Lumber

EXTERIOR Exterior

Remove & replace any decayed wood products to be painted under paint scope of work or covered over by vinyl product or coil stock. Refasten any loose wood products with proper fasteners.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 05.0 Concrete & Masonry

Description

Floor Room Exterior

Concrete Flatwork - Front Sidewalk (Broken/sunken area)

Remove identified section of front side-walk concrete. use forms to ensure straight/Level surface/edge. Prepare a uniformly graded & compacted subgrade. Pour 4000 psi concrete, 4" thick. Trowel finish/ tooled edged. Regrade, seed & straw disturbed areas.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Repair Category: 06.0 Roof, Chimney, Gutters & Downspouts

Description

Floor

Room

Exterior

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories. (13.3)

Bid Cost: X =
Base Quantity Total Cost

Repair Category: 08.0 Doors & Windows

Description

Floor

Room

Exterior

Vinyl Window

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. (17)

Bid Cost: X =
Base Quantity Total Cost

Repair Category: 09.0 HVAC

Description

Floor

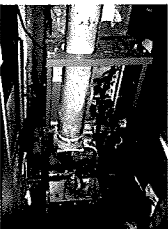
Room

Exterior

Gas Furnace Replacement

GENERAL REQUIREMENTS Exterior

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut- off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately. (36.1)



Bid Cost: X =
Base Quantity Total Cost

Air Conditioner Replace

GENERAL REQUIREMENTS Exterior

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Reinsulate bare areas of refrigerant piping. Properly dispose of existing unit. (36.4)

Bid Cost: X =
Base Quantity Total Cost

Work Specification

Range Hood Exterior Vented

KITCHEN

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Bath Exhaust Fan Replace

BATHROOM - MAIN

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out. (36.25)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Replace/Install Duct Work System

Remove and dispose of old duct-work system.

Replace all ductwork and supply mixing box plenum. Ensure system is properly supported from ground (supply, return, and flex.)

Ductwork shall be R-8 and mastic sealed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 10.0 Electrical

Description

Floor Room Exterior

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Light Fixture Replace

KITCHEN

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

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Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

LED Screw Base Bulb Installation

Replace all existing screw base (A-Type) lamps throughout the house with LED screw based omnidirectional (A-Type) lamps. Contractor to field verify quantity needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Smoke Detector--Battery Powered

Install a battery powered smoke detector in each bedroom & a combination CO2 / Smoke Detector in Hallway.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 11.0 Plumbing & Fixtures

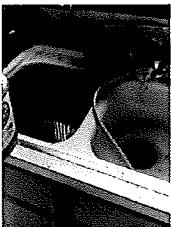
Description

Floor Room Exterior

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

17" Height Commode Replace

BATHROOM - MAIN

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Bathtub and Shower Surround 5' Fiberglass

BATHROOM - MAIN

Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Repair Category: 13.0 Interior Wall & Trim

Description

Floor Room Exterior

Prep & Paint Room Semi Gloss - Ceiling

KITCHEN - Ceiling

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

Bid Cost: X =
Base Quantity Total Cost

Wallpaper Removal

KITCHEN

Remove existing wallpaper to a clean wall surface ready for primer and paint. Include a thin skim coating of lightweight joint compound sanded and smoothed if needed.

Bid Cost: X =
Base Quantity Total Cost

Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

Bid Cost: X =
Base Quantity Total Cost

Wallpaper Removal - Master Bathroom

Remove existing wallpaper to a clean wall surface ready for primer and paint. Include a thin skim coating of lightweight joint compound sanded and smoothed if needed.

Bid Cost: X =
Base Quantity Total Cost

Repair Category: 16.0 Cabinets, Accessories & Appliances

Description

Floor Room Exterior

Cabinets Wall

KITCHEN

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: X =
Base Quantity Total Cost

Work Specification

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Bath Mirror

BATHROOM - MAIN

Install mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Counter Tops Replace

BATHROOM - MAIN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Accessory Set - 3 Piece Chrome

BATHROOM - MAIN

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Grab Bars

BATHROOM - MAIN

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations. (38.1)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____